

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room**

**Meeting Notes
Tuesday, August 30, 2005**

UNAPPROVED MINUTES

1. Flag Salute ----

2. Call to Order Mayor Esteves called the meeting to order at 6:00 p.m.

Attendance: *City Council:* Mayor Jose Esteves,
 Council Member Bob Livengood (absent)
 Staff: Mark Rogge, Greg Armendariz
 County Library Staff: Linda Arbaugh, Sarah Flower
 Group 4 David Schnee, Dawn Merkes
 Architecture:
 Chong Partners: Geoff Adams

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- None

5. Approval of Agenda:

- The Committee approved the agenda.

6. Approval of Minutes – July 26, 2005

- The Committee approved the meeting minutes from the July 26, 2005 Library Subcommittee Meeting.

7. Progress Report

A. Library Design Development

- 50% Design Development Report
 - Mark Rogge presented the Committee with an update progress report of the Library and Garage project schedule. We are currently on the Design Development phase of the Library project. The project is on schedule.
 - Chong Partners completed Conceptual Design for the East and West

Garage. Chong Partners has begun Schematic Design for the East Garage. The West Garage is on hold until negotiation between the City and the County is complete.

- On September 19, 2005, Mark Rogge will present the 50% Library Design Development report to the Library Advisory Commission.
- Mark Rogge presented the Library Cost Plan that includes the Library Construction Estimate and Contingency. Group 4 and David Langdon developed this Cost Plan review. Construction Cost increase is expected to continue to raise which will affect the cost estimate up to the Bid time. At Bidding, the 10% Bid Contingency cover is intended to what the contractor will estimate for cost rise during Construction.
- Mayor Esteves questioned whether the Cost rise is 6% for the completion of the project. Dawn Merkes stated that the 6% Cost rise is per the year is an unknown until the completion of the project. Mark Rogge added project cost rise does not exceed 6% we can stay within the \$39 million Cost Plan, and that the construction contingency is 10%.
- The total Cost Plan for FF&E (Furniture, Fixtures, & Equipment) is \$3,800,000. The FF&E Cost Plan includes the following: service desks, casework, shelving & trim (canopy top), library furniture, standard furniture, accessories & equipment, staff workstations, technology (includes the security systems), signage, and FF&E contingency. However, it does not include the cost items provide by the Library, such as personal computers or phone system. This cost also includes the technology conference and other technology that runs the library. Landscape is part of the Site Work Cost Plan. David Schnee – Group 4 have completed 50% Design Development and is waiting for comments from various City staff. Group 4 continues to meet with various City departments to gather inputs and comments for the library design. The Library's roof will be zinc roof planes and composite built-up flat roofs. The top of the roof will not be visible since the roof edge will be built upward. The roof also needs to be energy efficiency.
- Shade is an important element for the Library. Mechanical shade and exterior landscapes will provide the Library with shade. Palms and symmetrical lawn once at the front of the Historic Building will be replaced. There will be streetscape trees & lights along Main Street. There will be Pear/Birch trees and pedestrian lighting along driveway with streetlights at exterior book drop and parking. The streetscape accommodates portable bleachers, trash receptacle, bike racks; three flagpoles mark the entry to the civic building and will also be part of the Site Plan. The portable bleachers would be used for the 4th of July parades or other festivals in the City.
- There is opportunity for a landscape sculpture in front of the Library. Just a reminder, that Public Arts are not included within the Library budget. This only shows area pf opportunities for Public Arts. Staff will present this to the Art Commission.
- Another consideration is the specific naming of the New Library. If we were to rename the Milpitas Public Library, the lettering will fit perfectly where the former lettering of the historic " Milpitas Grammar School: was. Right now, we are waiting for the final recommendation from the Facilities Naming Subcommittee.
- The South Wing Refinements show the relocation of the circulation desk,

express check-in and holds area. There are some changes to the South Wing including the relocation of the restrooms; tower reduction, tower shape, roof access, and tower plan elevation.

- Building and service wing refinements include the Courtyard enclosure (In and out columns), shared elevator mechanical room, kitchen, and storage room.
- In the North Wing First Floor, the refinements are: better sight lines to restrooms, revised public elevator location, separating the children area and the adult area and refined activity room area, allowing opening the door if needed for more room.
- In the North Wing Second Floor refinements is the reorganization of the staff lounge and conference room and creating of a semi-enclosed copy room.
- Group 4 brought in samples of the Exterior and Interior Material Strategy. The new materials are the following: cement plaster, glass with aluminum frame, polycarbonate, photovoltaic, steel structure, zinc roof planes, composite built-up flat roofs, terrazzo floors at the lobby/connectors, carpet tile at the Library spaces, ceramic tile at the restrooms, large-panel acoustical ceiling with highlights of suspended wood slat ceiling, plasters walls, and wood paneling. The materials used for the historic portion of the Library matches the old with new.
- Mayor Esteves asked for sample of the zinc material that will be use for the roof plans. David Schnee provided Mayor Esteves a sample of zinc material. David Schnee also stated that California State is going through the flat roof plan code changes. The Committee wished to know what how a composite built-up flat roof will look. Mark Rogge pointed out that the City Hall Council Chamber is a composite built-up flat roof. Although called a Flat Roof it is always has some slope.
- Flooring/Ceiling - We will restore the historic finishes, highlight connector spaces, provide for easy wayfinding, and highlight collections. The County has used terrazzo floors and said that it is smooth over to limit sound. There are some wood paneled walls within the historic building; therefore the new library may also have some wood panel walls.

- **Art and Display Opportunities**

- Opportunities for the Art is shown, however the Art is not included in our budget. Group 4 have identified areas that can be for display, hanging sculptures, wall art (framed at eye level), mural art (various levels, graphic), and display/exhibit (history, fire engine, and history board that will be removed from the Black Smith Shop).
- On the Library's second floor there will be opportunity for hanging sculpture and display/exhibit, this will also be a good location to display and educate the public on Dr. Martin Luther King, Jr. Emma Karlan, Finance Director reminded the Committee that the Art Commission does not want all the funding to go to the library.
- Mayor Esteves wants to know if we can expand Group 4 team in order to complete the project quicker. Dawn Merkes does not agree that expending the team will shorten the project time.
- Mayor Esteves said that it took San Jose only two years to finish their

huge City Hall. Greg Armendariz, City Engineer responded to the Mayor's statement by pointing out that the San Jose City Hall have same the design on all the floors. Our City library building will be unique with different elements and it also has a historic building, which also take time to restore. Therefore, it will take a little more time to complete. Mark Rogge stated that we are one month ahead of schedule and we trying to maintain that one-month ahead of schedule.

- **Library Cost Plan**

- The Library Cost Plan was presented. If cost rises do not exceed 6% per year from now until bidding, we should be ok. The cost rise is cutting into contingency lowing it very little.

B. Midtown Garages

- **East Park Garage (Beginning Schematic Design)**

- Chong Partners have begun designing the Schematic Plan, identifying the security within the building and looking at the exterior of the building how it related to the Library. We are moving along with the East Garage.
- A diagram if the section through garage and library were presented to the committee.

- **West Parking Garage (Design on hold) Negotiation with County on Health Center DDA**

- City Staff scheduled a meeting with the County to discuss the MOU. However, the County has canceled the meeting. In the mean time, staff is looking at funding concepts.
- There are three concepts plan that staff would like to present to the County and staff would need the recommendation from the Committee.
 - 1) The MOU language remains as is, except is that the cap changed for parking to \$40,000/stall. The City design, builds, maintains, owns and operate garage. County will reimburses the City for actual capital costs up to \$40k/stall.
 - 2) City sells garage land to the County at fair market value (\$2 Million). The County pays all regular City Development fees. The County designs, builds, maintains, owns and operates the garage. It will be a County Facility. If the City needs the garage for events, the City needs to pay a fee for usage.
 - 3) City sells garage land to County at below market value. The County designs, builds, maintains, owns and operates garage. It will be a Public Parking Garage for the use of the City.
- Councilmember Livengood liked option #2 the best. His first preference is to eliminate the MOU and restart a new MOU. Greg Armandariz - In this concept, the County would design and build the garage. We can always approach the County later for usage rights.
- Mayor Esteves - If the County pays for the \$40,000 per stall. The City will own but will maintain the cost. I prefer concept #1; we would still

own the land.

- Mark Rogge - We will bring to the City Council the recommendation from the subcommittee at the Council meeting of September 20.
- Mayor Esteves– Recommended that staff adds Pro and Cons to the West Garage Concept Plans when present to the Council.

8. Other Business

- None

9. Set Next Meeting Date

- The next meeting is scheduled for Tuesday, September 27, 2005 at 6:00 p.m. at the Committee Meeting Room – City Hall. That will be 90% Design Development design.

10. Adjournment

- Meeting adjourned at 7:09 p.m.